

**Members Present:**

Eileen Kuster-Collins	<i>Chairperson</i>
Mary Mathews	
T. Robins Brown	
Maggie McManus	
Lisa Buckley	<i>Alternate Voting Member</i>
Donald Yacopino	<i>Building Inspector</i>

**Absent:**

Toma Holley

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The Minutes of the April 17, 2013 Nyack Architectural Review Board Meeting were approved.

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- **[1] 104 Gedney Street. Nesta Nsengbene for Steve Projan. Continuation of application to install a rooftop solar panel.**

No public comment. Motion by Member McManus, seconded by Member Buckley to close the public portion; approved by a vote of 5-0. Motion by Member McManus, second by Member Mathews to approve the application as presented. The applicant has complied with changes requested by the Board. The array of panels has been reduced and the slope on the panels on the roof has been lowered. The Board approved the changes per the revised document presented for record on 5-15-1.  
Approved by a vote of 5-0.
- **[2] 24 Haven Court. Kier Levesque for Robert Sbordone. Continuation of application to change windows and replace siding on front of building with vinyl.** The architect has noted that the applicant has decided to keep the existing cedar on the front of the building; the application omits the request for vinyl on the front façade.

No public comment. Motion by Member McManus, seconded by Member Brown to close the public portion. Approved by a vote of 5-0.  
Motion by Member Mathews, seconded by Member Buckley to approve the application as presented, with the condition that the front façade is to remain in cedar, not vinyl.  
Approved by a vote of 5-0.

- **[3] 30 Fourth Avenue. Kier Levesque for Sakina Jaffrey and Frank Wilkinson. Site plan application for a one-story rear addition with deck.**  
The application requires variances from the Zoning Board of Appeals. Two variances are for pre-existing conditions, one for front yard and one for a side yard dimensional pre-existing condition. The other requested variance is for rear-yard setback of 16.33 where 25.8 is required. No public comment. Motion by Member McManus to close the public portion, seconded by Member Mathews, approved by a vote of 5-0. Motion by Member McManus seconded by Member Collins to approve the application as presented. Members McManus and Collins had no issue with the requested variance for the rear-yard setback as presented; Members Mathews, Brown and Buckley were had no issue with the architectural elements presented but were not comfortable with making a positive recommendation on the rear yard and would requested determination by the ZBA. The application was approved by a vote of 5-0.
- **[5] 16 Depew Avenue. Robert Silarski for Ira Spiegel and Kim Fader. Site plan application for rear addition.** The application requires variances; all are for pre-existing non-conforming.  
No public comment. Motion by Member McManus, seconded by Member Mathews to close the public portion; approved by a vote of 5-0.  
Motion by Member Mathews, seconded by Member McManus to approve the application as presented with a positive recommendation to the ZBA for required variances. A majority of members approved the positive ZBA recommendation. Member Brown did not agree with making a positive recommendation regarding further non-conformance.  
The application was approved by a vote of 5-0 with a positive recommendation to the ZBA..
- **[4] 59 Gedney Street. Kieran Quinn for Nyack Boat Club, together with the architect.. Application to replace rear porch with altered railing system.**  
No public comment. Motion by Member McManus, seconded by Member Mathews to close the public portion; approved by a vote of 4-0. Please note that Member Buckley objected to the use of cable rail material on the historic building. The majority of the members felt that cable rail was appropriate since 1.It is on the back of the building and the back of the building has been hybridized architecturally from the original structure, and 2. The new required height of standard railing is 42inches which would appear very bulky as traditional wood rail. A majority of members objected to the way the cable rail was proposed to bypass the columns. The applicant has agreed to Board requested conditions.

Motion by Member Mathews, seconded by Member Collins to approve the application as presented, with the following conditions as agreed to by the applicant:

1. Metal cable rail is to be applied between the support columns on the east-facing and south-facing elevation. It is not to bypass the columns. It will span from inside of column to inside of column with any anchor points in the deck rather than on the fascia of the deck;
2. On the south elevation the cable rail will terminate at the third column from the rear;
3. The drawings must be revised to reflect these changes for submission in the interim by a minimum of two members of the Board.

Approved by a vote of 3-1, with Member Buckley voting negatively. Member Brown recused herself from this application as she is a member of the club.

- **[7] 165 North Broadway. Steve Guarascio with Seth Glasser. Application to amend previously approved plan.** The applicants stated that they preferred the original presentation of the entry canopy details and requested that the originals be resubmitted for review. The original proposal included fretwork and more elaborate shingles in the gable. The applicant stated that their intent was to restore original Victorian detailing on the architecture. Member Buckley was concerned that the proposed details were too elaborate for the structure but the applicant stated that this was phase one and that it would be appropriate when additional changes were made to the house.

No public comment. Motion by Member Mathews, seconded by Member Brown to close the public portion. Approved by a vote of 5-0.

Motion by Member Brown, seconded by Member McManus to approve the application based on the drawing dated 5/15/2013 and submitted to the Building Department.

Approved by a vote of 5-0.

- Please note that **Applicant [6], 120 Main Street, Anna Bosco for Cards Plus Convenience Store**, failed to appear.

Let the record show the meeting ended at 9:10 p.m.

Respectfully submitted,

Eileen Kuster-Collins  
*Chairperson*